

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Mandapeta Municipality – Change of land use from Residential use Zone to Industrial use Zone in R.S.No.336/2, Arthamuru Road, Mandapeta to an extent of Ac.1.64 cents applied by Smt. N. Sirisha – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 113

Dated:04.05.2015

Read the following:-

1. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.9254/2011/R, Dated:25.09.2012.
2. Government Memo No.23148/H1/2012-1, MA&UD (H1) Department, Dated:01.10.2012.
3. From the Commissioner of Industries, Hyderabad, Lr.No.29/1/2012/16812, Dated:05.03.2013.
4. Government Memo No.23148/H1/2012-2, MA&UD (H1) Department, Dated:28.05.2013 & 01.08.2014.
5. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.9254/2011/R, Dated:29.11.2013.
6. Government Memo No.11411/I2/2012, MA&UD (I2) Department, Dated:30.06.2012.
7. Government Memo No.23148/H1/2012, MA&UD (H1) Department, Dated:08.01.2014.
8. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Letter Rc.No.656/2011/R1, Dated:14.07.2014 & 27.11.2014.
9. Andhra Pradesh Gazette No.15, Part-I, Dated:16.01.2014.

ORDER:

The draft variation to the land envisaged in Mandapeta General Town Planning Scheme, issued in reference 7th read above, was published in Extraordinary Andhra Pradesh Gazette No.15, Part-I, Dt:16.01.2014. The Director of Town & Country Planning, Hyderabad in the reference 5th read above has informed that, the applicant has paid an amount of Rs.23,500/- towards conversion charges and Rs.39,822/- towards development charges.

2. In the reference 8th read above, the Director of Town and Country Planning, Andhra Pradesh, Hyderabad has informed that, the Commissioner, Mandapeta Municipality, East Godavari District has received one objection on the proposed Change of Land Use and the Commissioner, Mandapeta

(P.T.O.)

Municipality has inspected the site under reference and informed that the proposed site is situated far away to the Mandapeta main Town about 2 to 3 kms and the surrounding area of the proposed site was already been developed with Industries such as Poultry Forms, Brick Industries and Rice Mills within radius of 200 mts. There is no scope of residential development around the proposed site in future and informed not to consider objection of the petitioner. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Hyderabad.

The Director of Town and Country Planning, Andhra Pradesh, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry, E.G. District.

The Commissioner, Mandapeta Municipality, East Godavari District.

Copy to:

The individual through the Municipal Commissioner, Mandapeta Municipality, East Godavari District.

The District Collector, East Godavari District.

SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Mandapeta General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.481 MA., dated 19.09.2000, proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.Sy.No.336/2 of Mandapeta town, the boundaries of which are as shown in the schedule hereunder and which is earmarked for Residential use in the General Town Planning Scheme(Master Plan) of Mandapeta sanctioned in G.O.Ms.No.481 MA Dt.19.09.2000 is now designated for Industrial use by variation of change of land use as Rice Mill

Contd....3

is proposed in the site and the site is surrounded by agricultural lands subject to providing 9.0 m buffer on North, South and East sides and also based on the Council Resolution No.85, dated.07.09.2011 and as marked as "ABCDEDEF" in the revised part proposed land use map bearing G.T.P.No.41/2013/R available in the Mandapeta Municipality, **subject to the following conditions that;**

1. The applicant shall provide 9.0 m buffer on North, South and East sides
2. The applicant shall take prior approval from the competent authority before taking up the developmental activity in the site under reference.
3. The applicant shall hand over the area effected in Mater Plan road widening to an extent of 11.06 Sq.Mtrs to the Municipality at free of cost through Registered Gift deed.
4. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Land of Smt K. Suryakantham
East	:	Land of Sri N. Nagi Reddy
South	:	Land of Sri K. Abbai Reddy.
West	:	Existing 11.06 mtrs to 16.09 mtrs wide B.T. Road.

**GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER